

Proposed Land Exchange

Community Meeting
March 30, 2016



Proposed Land Exchange

Achieve several goals on the Colorado Springs Parks System Master Plan including:

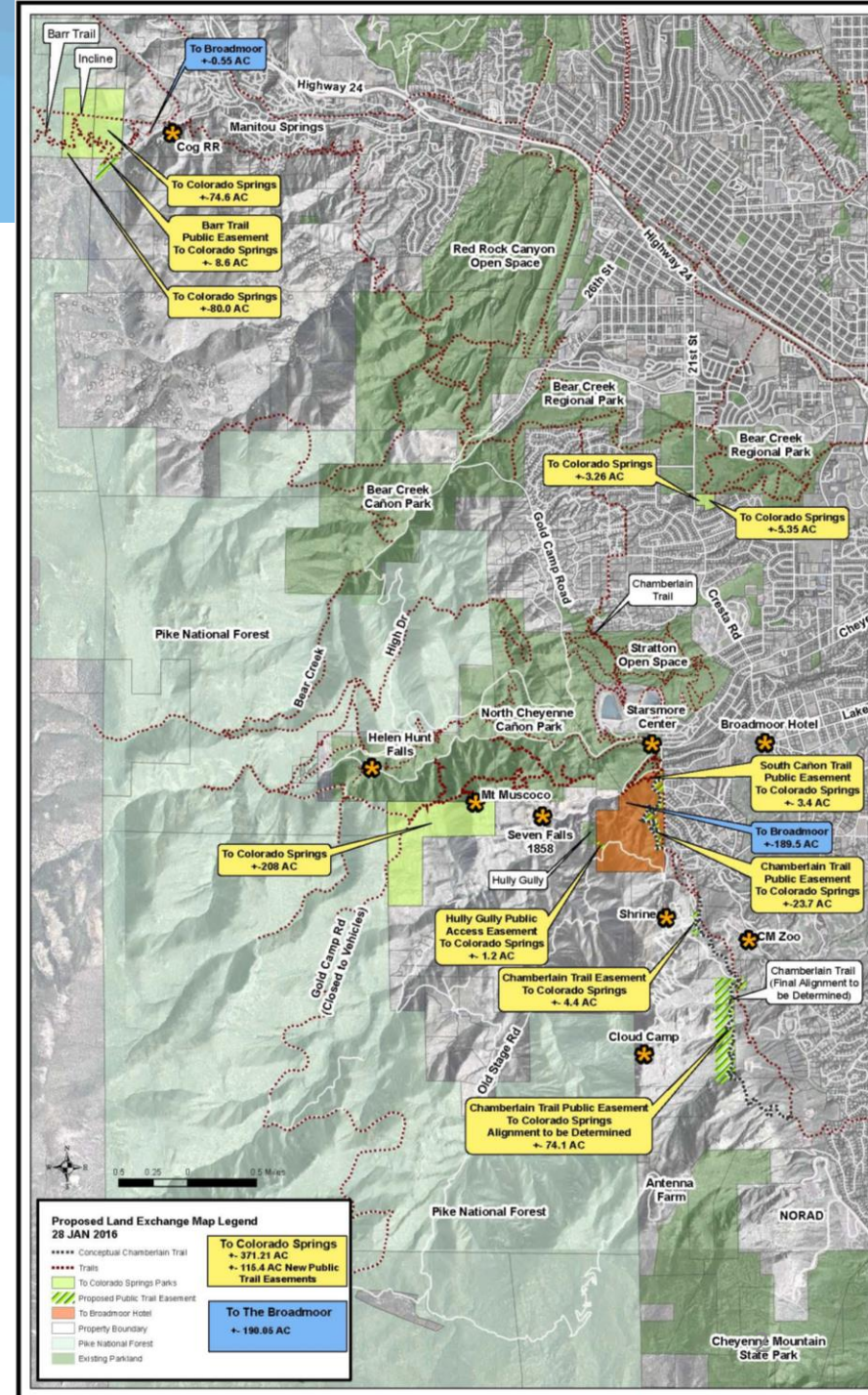
- **Preserving and expanding our open space system,**
- **Connecting our trail system,**
- **Securing public access and ownership of valued recreational trail corridors that currently traverse private lands,**
- **Providing additional recreational opportunities within our community for horseback riding and picnicking.**

To City of Colorado Springs

- +/- 371.21 AC
- +/- 115.4 AC New Public Trail Easements

To Broadmoor

- ± 190.05 AC



Proposed Land Exchange **MEETING INFORMATION**



Presentation Board Materials

Each parcel depicted with maps, photographs and frequently asked questions (FAQ's)

Handouts and Comment Cards

Handout with the overview map, parcel information and major tenets of the proposal , Community Calendar, Presentation and a Conservation Easement FAQs, and Comment card for additional public feedback

Additional Information

www.ColoradoSprings.gov/ProposedLandExchange

Proposed Land Exchange

COMMON QUESTIONS/COMMENTS



Parkland should not be traded – it is a matter of principle.

The City has traded parkland on numerous occasions over the past three decades. Municipalities, Counties, States and the Federal Government have engaged in land exchanges involving public parks and/or public lands. Each proposed land exchange is unique and should be evaluated on its own merits.

Once the Broadmoor owns the 189-acre property, they can build whatever they want.

No, a Deed Restriction and Conservation Easement will limit and restrict use of the property, protect conservation values and secure public access.

A portion of the 189-acre property is located outside the City limits – How will this area be protected?

A Deed Restriction will limit the uses to the City's Park Zone and a Conservation Easement will be placed on the property.

Proposed Land Exchange

COMMON QUESTIONS/COMMENTS



The map and tenets for the 208 parcel are confusing.

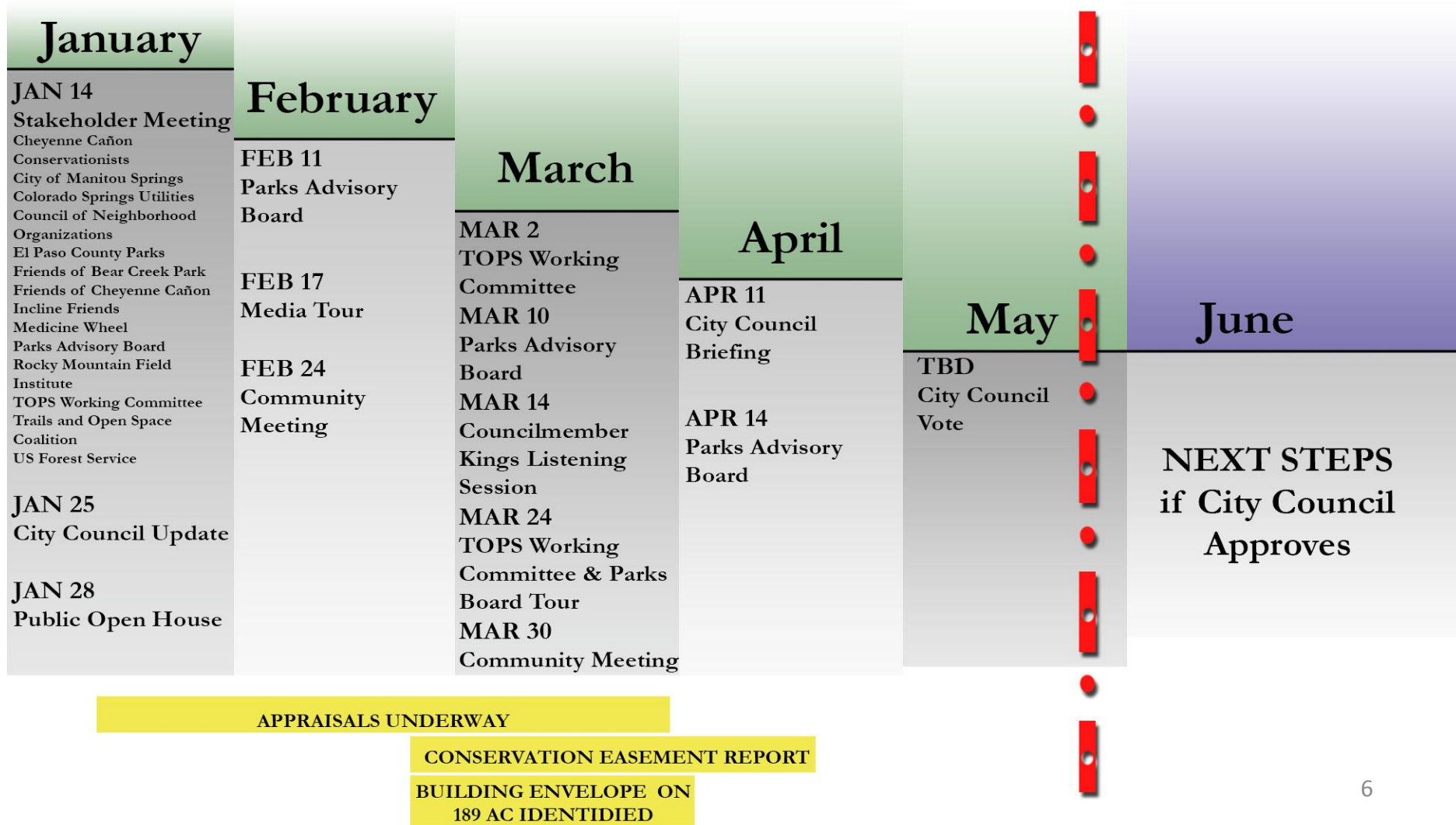
The map of the 208-acre property has been revised for added clarity to include additional labeling of the trails. The tenets for this property have also been updated for clarity.

It feels like you are not listening to my concerns.

Many of the comments received through the process have resulted in direct changes to the proposal. All of the comments received will become part of the record and be provided to the decision makers: The Parks and Recreation Advisory Board and the City Council.

Proposed Land Exchange

THE PROCESS



Proposed Land Exchange

THE PROCESS



May

TBD
City Council
Vote

If City Council Approves

June 2016

June 2017

REAL ESTATE DOCUMENTS AND CLOSING

- Title Work, Legal Descriptions, Boundary Survey

DEED RESTRICTION

(Strawberry Hill and Bear Creek Parcels)

CONSERVATION EASEMENT

- Management Plan, Base Line Inventory Report
(Strawberry Hill)

**SITE PLANNING & MASTER PLAN
PUBLIC PROCESS (Strawberry Hill)**

**CITY/COUNTY MANAGEMENT
AGREEMENT FOR BEAR CREEK**

**CHAMBERLAIN TRAIL
CONSTRUCTION
(Strawberry Hill)**

**BROADMOOR FACILITIES
& TRAIL CONSTRUCTION
(Strawberry Hill)**

**NORTH CHEYENNE
CANON MASTER PLAN UPDATE**

**MT MANITOU INCLINE
NORTHERN TRAIL
PLANNING**

Proposed Land Exchange **COMMUNITY FEEDBACK**



SpeakUP! Colorado Springs Survey

104 Completed Surveys

Community Open House Jan 28, 2016

87 Comment Cards and 85 Post-It note Comments

Community Meeting Feb 24, 2016

48 Comment Cards

Parks Board Mar 10, 2016

4 Comment Cards

TOPS Working Committee

Mar 2, 2016

1 Comment Card

Council Member King's Listening and Discussion Session Mar 14, 2016

50 Comment Cards

Email submissions

*67 Individuals email
Comments*

Total Comment Submission To Date: 446

Proposed Land Exchange

COMMON THEMES TO FEEDBACK



- **Principle and Process**
- **Conservation Easement/ Long Term Commitment**
- **Trash**
- **Traffic**
- **Appraisals/Valuation**
- **Equestrian Use and Building Envelope**

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PUBLIC FEEDBACK IMPACT



Concern/Feedback

We want an additional Barr Trail Easement at the end of Ruxton Avenue



Addressed in Proposal

A public trail easement is now included to provide access along traditional Pikes Peak Marathon and Ascent Route

We would like to have public access to Greenwood Settlement and Greenwood Park



Public access is now provided onto Broadmoor/Seven Falls Property for access to Greenwood Settlement and Greenwood Park.

Request for Emergency Access to Hully Gully



Emergency access through Seven Falls has been included.

What if the Broadmoor sells the 189-acre property in the future?



The City will retain a first right of refusal if the property is ever considered for sale. Purchase price set from 2016 appraisal value

We want to continue to access the 189-acre property for hiking and biking on the property



Free public access will be retained on the 189 acre parcel. The Broadmoor will construct additional trails for hiking, biking and equestrian use

Proposed Land Exchange

IMPACT OF PUBLIC FEEDBACK



Concern/Feedback

We want the 189-acre parcel to remain as open space



Addressed in Proposal

The property will be protected by Deed Restriction and a Conservation Easement. Only the portion of the property within the 7-9 acre building envelope will be developed with a picnic pavilion and horse stable.

We don't want a fence around the 189-acre property



The property will not be fenced

We are concerned about increased traffic in the Cañon and near our homes.



To reduce traffic in the park and on neighborhood streets, users of the picnic pavilion and stables will be shuttled to the 189-acre property from the Broadmoor Hotel. The use of the shuttles to serve Seven Falls has already significantly reduced the amount of traffic in the Cañon.

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TRASH CONCERNS



- Broadmoor has removed the trash and graffiti from Broadmoor-owned parcels along Old Stage Road
- City Staff focus on North Cheyenne Canon, Mesa Avenue, Gold Camp Road
- City Staff responsibilities include Bear Creek Canon Park
- Old Stage effort primarily based on notification
- GoCo Springs app



Proposed Land Exchange **CONSERVATION EASEMENT**



Conservation Purposes:

Preservation of Open Space

Preservation of Public Access for Recreation



Proposed Land Exchange CONSERVATION EASEMENT



Prohibited Uses

- New structures (outside of building envelope)
- Subdivision of the Property
- Commercial Timber Harvesting
- Mining
- Road Construction and/or Paving (outside of building envelope)
- Trash and Dumping
- Transfer of Water Rights
- Alteration of Watercourses and Topography
- Water Pollution
- Industrial Activity
- Motor Vehicle Use (outside of building envelope)
- Billboards
- Hazardous Materials
- Wind and Solar Energy Generation
- Feedlots
- Grazing
- Active Recreation (passive recreation such as hiking, mountain biking, horseback riding, nature study, etc... will be allowed)
- Cell Phone Towers/
Transmission Towers
- Development (except within building envelope)

Proposed Land Exchange CONSERVATION EASEMENT



Allowable Uses and Activities

- Public recreation – specifically walking, hiking, mountain biking, horseback riding, picnicking, environmental education and other passive recreation uses
- Forestry and open space management activities
- Build and maintain trail system
- Install minor improvements such as wayfinding signage, interpretive signage, benches
- Control soil erosion
- Invasive weed control
- Maintain and repair existing utilities
- Bury existing 3-phase overhead electric line
- 7-9 acre building envelope limited to park uses (PK Zone)



Proposed Land Exchange APPRAISALS REPORT



City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests

Chapter 4 – Real Property Acquisition

4.5 – Land Exchanges

The City may agree to convey property to an identified third party in exchange for acquiring other property from that same third party. These “land exchanges” must be reviewed by City Council and approved by resolution. City Council may impose reasonable conditions on the transfer or acquisition of any property by the City. If an advisory board has oversight or advisory responsibilities for the property to be conveyed or to be acquired, the advisory board must also review and make a recommendation to City Council prior to City Council consideration of the land exchange proposal.

Chapter 8 – Valuing Real Property Interests

8.1 – Fair Market Value

Real Estate Services, in cooperation with the Project Manager, shall be responsible for determining the fair market value for each real property or interest to be acquired or disposed. The manner in which the determination of fair market value is established shall be considered on a project-by-project basis.

Appraisals were Conducted by two separate Appraisers:

Third Party - Independent, Licensed and Accredited

Proposed Land Exchange

APPRAISALS REPORT



Property To The City of Colorado Springs

Incline Parcel 1	76.4 AC	\$626,500
Incline Parcel 2	80 AC	\$656,000
Bear Creek Parcels	9 AC	\$1,400,000
N. Cheyenne Cañon	208 AC	\$634,000

Total Appraised Value **\$ 3,316,500**

Trail Easement Parcels To The City of Colorado Springs

Barr Trail Connector	8.6 AC	\$35,600
Chamberlain Trail (North)	4.4 AC	\$19,000
Chamberlain Trail (South)	74.1 AC	\$240,100

Total Appraised Value **\$ 294,700**

Property To The Broadmoor

Strawberry Hill	189 AC	\$1,581,000*
Parking Lot	0.55 AC	\$580,000

**Preliminary appraisal: Pending further review of easements*

Total Appraised Value **\$ 2,161,000**

**Total Appraised Property Value
To the Broadmoor:**

\$ 2,161,000

**Total Appraised Property and
Trail Easement Value To The City
of Colorado Springs:**

\$ 3,611,200

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WHAT'S NEXT



Online Survey

Ongoing

www.ColoradoSprings.gov/ProposedLandExchange

City Council Briefing

Monday April 11, 2016

1pm at City Hall

Parks and Recreation Advisory Board

Thursday April 14, 2016

7:30am at Parks Administration Office, 1401 Recreation Way

City Council Hearing

TBD